OUIT CLAIM DEED OF FICIAL COPY

Doc#. 2408514426 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/25/2024 11:53 AM Pg: 1 of 3

Dec ID 20240201631260

(The space above for Recorder's use only)

THE GRANTOR, OSCAR VILLAGRAN, a married man**, of the Village of Bloomingdale, County of DuPage, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLAKS and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to THE GRANTEE, IRINEO SOLIS RAYGOZA, an unmarried man, the following described Real Estate situated in Cook County, Illinois, legally described as:

UNIT 9 TOGETHER WITH (T) UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 38 KING ARTHUR COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0020820705, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants conditions and restrictions of record, 2023 & 2024 taxes, and subsequent years, and existing mortgages

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**This is not homestead property as to this Grantor.

County-Illinois transfer stamps exempt under provisions of paragraph & Section 4, Real Estate Transfer Act.

Trined SoliS

Buyer/Seller/Representative

Date: 2/26/24

Permanent Index Number (P.I.N.): 12-30-402-060-1009

Address of Real Estate: 38 King Arthur Ct., Unit 9, Northlake, IL 60164

Dated this 26th day of February, 2024

Oscar Villagran (SEAL)

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UNOFFICIAL COPY

STATE OF ILLINOIS)
(SS)
(SOUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Oscar Villagran, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26th day of February, 2024.

OFFICIAL SEAL
JUANA RODRIGUEZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/08/24

Notary Public

This instrument was prepared by:

Mila Gloria Novak, P.C., Attorneys at Law, 2300 W. Lake St., Melrose Park, IL 60160

MAIL RECORDED DEED TO:

Mila Gloria Novak, P.C. 2300 W. Lake St. Melrose Park, IL 60160 (708) 343-9119

SEND SUBSEQUENT TAX BILLS TO:

Irineo Solis Raygoza 38 King Arthur Ct., Unit 9 Northlake, IL 60164

> CITY OF NORTHLAKE



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 2-26-24	Signature:	_X	
			Grantor or Agent OFFICIAL SEAL
Subscribed and sworn to before me by the said			JUANA RODRIGUEZ NOTARY PUBLIC - STATE OF ILLINOIS
dated 2-26-24		1	MY COMMISSION EXPIRES:05/08/24
Notary Public Juana	from	gra -	

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

		_
Dated 2-26-24	Signature: Trine	o Solis
		rantee or Agent
Subscribed and sworn to before me by the said Grantee dated 2-26-24		OFFICIAL SEAL JUANA RODRIGUEZ DTARY PUBLIC - STATE OF ILLINOIS MY COMM SSION EXPIRES:05/08/24
Notary Public	loduogy	

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).